

INSPECTION REQUIREMENTS



The following is a list of typical inspections required by the City of Tempe. The builders must call for each inspection and receive written approval from the building inspector before proceeding with the next step of construction. Work required to be inspected must be accessible and exposed. Special Inspection (*), where required by UBC Section 1701, is in addition to the inspections required below. The owner or the engineer or architect of record acting as the owner's agent shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under UBC Section 1701.5. **Whenever a Special Inspection is required, the special inspector must be on the site and perform his inspections in addition to, not in lieu of, the Building Safety inspections.** Completed **Special Inspection Certificate(s)** must be present in the office of the Development Services Department/Building Safety Division before final inspection approval.

- **FOOTINGS*** - (All types, including pilings, drilled piers and caissons) Request the inspection when all forms, reinforcing steel, hold down straps and bolts are in place, but prior to covering.
- **STEM WALL/RETAINING WALL*** - (Includes residential basement walls) Request the inspection when all forms, reinforcing steel, hold down straps and bolts are in place, but prior to covering with concrete. Walls over 4' high should be pre-inspected when one side of the forms and all reinforcing steel are complete. A building permit and inspection(s) are required for retaining walls that are over 4' in height measured from the bottom of the footing to the top of the wall or retains over 3' of earth or supports a surcharge or impounds a flammable liquid.
- **SEWER (Building or Private)** - Request the inspection when the piping is installed and properly graded and supported, but not covered. The piping shall be supported and bedded-in for its entire length. Sewers with a slope of less than 1/8" per foot shall be designed and certified by an engineer. A completed Sewer Installation Certificate will be required prior to final approval. (The Engineering Department must inspect public sewers or any sewer in an easement or right-of-way.) Grease traps, interceptors and control-sampling vaults also require an inspection by the Environmental Services Division, 480-350-2678.
- **WATER SERVICE** - Is the yard water piping from the city water meter to the building. Request the inspection when pipe is installed and under pressure, but not covered. (The Building Safety Division will inspect site backflow prevention devices when required. All backflow prevention devices shall be tested per TCC Chapter 33. These test results are required at or prior to final inspection.)
- **PLUMBING (Groundwork)** - Request the inspection when the under floor building drain, horizontal branches and vents are installed and under pressure test, but not covered. The piping shall be supported and bedded-in for its entire length. (A minimum 10' head is required when testing with water)
- **WATER PIPING (Groundwork)** - Request the inspection when all under floor water piping is installed and under pressure test, but not covered.
- **UNDERGROUND ELECTRIC** - Request the inspection when the conduit or cable is installed, but not covered.
- **REINFORCED MASONRY PRE-GROUT*** - (All types, including site fencing and refuse enclosure walls) Request the inspections in maximum of 5' lifts when all reinforcing steel is in place prior to grouting, or request inspections in lifts in accordance with UBC Table 21-C with cleanout holes in the bottom of each cell that contains reinforcing steel.
- **STRUCTURAL CONCRETE*** - (Post Tension Slab, Grade Beams, Shotcrete, Reinforced Gypsum Concrete, etc.) Request the inspection when all forms, reinforcing steel, weld plates, tendons and accessories are in place, but not covered.
- **EPOXY ANCHORS*** - Request the inspection when all holes are drilled and cleaned, but prior to the installation of the epoxy and anchor(s). A Special Inspector must witness the installation procedure and provide a signed City of Tempe special inspection certificate when the product's listing agency requires a special inspection.

(Over)

- **EXTERIOR STRAP & SHEAR** -- Request the inspection when all exterior sheathing, wall bracing, strapping and hold-downs are complete, but prior to the weather resistive barrier being installed.
- **ROOF NAILING (Commercial)*** - Request the inspection when roof sheathing is nailed and strapped, metal roofing is welded (*) and button punched, but prior to the installation of any roofing materials. (In wood frame residential construction, the inspection is done during the frame inspection from below.)
- **ROUGH MECHANICAL (Heating and Ventilation)** - (Includes process piping) Request the inspection when all rough-in mechanical work is installed, but not covered. (Underground – Request the inspection when ductwork or piping is installed and under test pressure, if applicable, but not covered.)
- **ROUGH PLUMBING** - (Drain, waste, vent and water piping including, when applicable, roof drains) Request the inspection when all rough-in plumbing is installed and under test, but not covered.
- **ROUGH ELECTRICAL** - Request the inspection when all rough-in electrical/conduit is installed, but not covered.
- **FRAMING** - Request the inspection when the building is “dried in” and all framing members, gussets, shear panels, anchors and all plumbing, mechanical and electrical rough-ins are in place, but prior to being covered. Fire sprinkler piping must be inspected prior to being covered. The fire inspector inspects all new buildings, special systems or tenant improvement additions/alterations of more than 30 heads.
- **SOUND CONTROL INSULATION** - (Hotel/Motel, apartments, condominiums, townhouse or where required elsewhere) Request the inspection when required insulation, RC channel, etc. is complete per the approved assembly, but prior to installation of the wallboard.
- **LATH INSPECTION** - Request the inspection when all substrate, wire lath, and trim are installed, but prior to covering with stucco.
- **WALLBOARD** - Request the inspection when the wallboard is installed and nailed/screwed, but prior to fastener or joint treatment. Fire-resistive and required sound wall penetrations, head of wall and construction joints shall be sealed per an approved listed system at this time.
- **ABOVE CEILING (Commercial Building)** - Request the inspection when all framing, mechanical, electrical, plumbing and AFES are complete, but prior to ceiling tile being installed. The Building Safety Inspector will inspect normal tenant improvement fire sprinkler system additions or alterations of 30 heads or less.
- **COURTESY INSPECTION (Building, Mechanical, Electrical or Plumbing)** - Request this inspection for general information or to discuss specific items on the project. This inspection will not extend the permit if it is about to expire.
- **DEMOLITION (Building, Mechanical, Electrical or Plumbing)** – Request this inspection after demolition is complete. Plumbing that is capped off shall be inspected prior to covering. Building sewer and water lines shall be capped within 5 feet of the property line and inspected prior to covering.
- **FINAL INSPECTION** - Request the inspection when the building is completed to the requirements of the approved plans, specifications and the City of Tempe Codes. Clearances, when required, must be received from the Engineering Department, Development Services Planning/CPTED Division, Fire Inspector and the Special Inspection Certificate or Sewer Installation Certificate must be completed before a final inspection can be approved.

(*) Indicates a Special Inspection may be required.

Development Services Department / Building Safety Division
31 E. 5th Street, Tempe, AZ, 85281
(480) 350-8341